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Bk:RB6134 Pg:313
06/06/2016 10:59:35 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$6500.00 af

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF ORANGE

Excise Tax: \$6,500.00

PIN: (1) 9788-27-5353
(2) 9788-27-6326
(3) 9788-27-6387 JB

Prepared by: Eric W. Hinson, 1709 Legion Road, Ste 229, Chapel Hill, NC 27517
{Without Benefit of Title Examination}

RETURN TO: Grantee@ Attn: Charles T. King, 100 Dunbar St, Ste 402, Spartanburg, SC 29306

THIS DEED, made and entered into this the 31st day of MAY, 2016, by and between **Michael Slomiany and wife, Kimberly F. Slomiany**, (hereinafter referred to as "Grantor"), whose mailing address is 516 E. Franklin Street, Chapel Hill, NC 27514 and **Chapel Hill Hotels, LLC**, a North Carolina limited liability company, (hereinafter referred to as "Grantee"), whose mailing address is c/o **Charles T. King, 100 Dunbar Street, Suite 402, Spartanburg, SC 29306;**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

having a street address(es) of (1) 220 W. Rosemary St.; (2) 214 W. Rosemary St.; and (3) 212 W. Rosemary Street, Chapel Hill, NC 27516

The subject property ~~does~~ does not X contain the primary residence of the Grantor. [Grantor to indicate the appropriate selection].

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3959, Page 65 [Tract 1] and Book 3863, Page 423 [Tracts 2 and 3].

A map showing the above described property is recorded in Plat Book _____, Page _____.

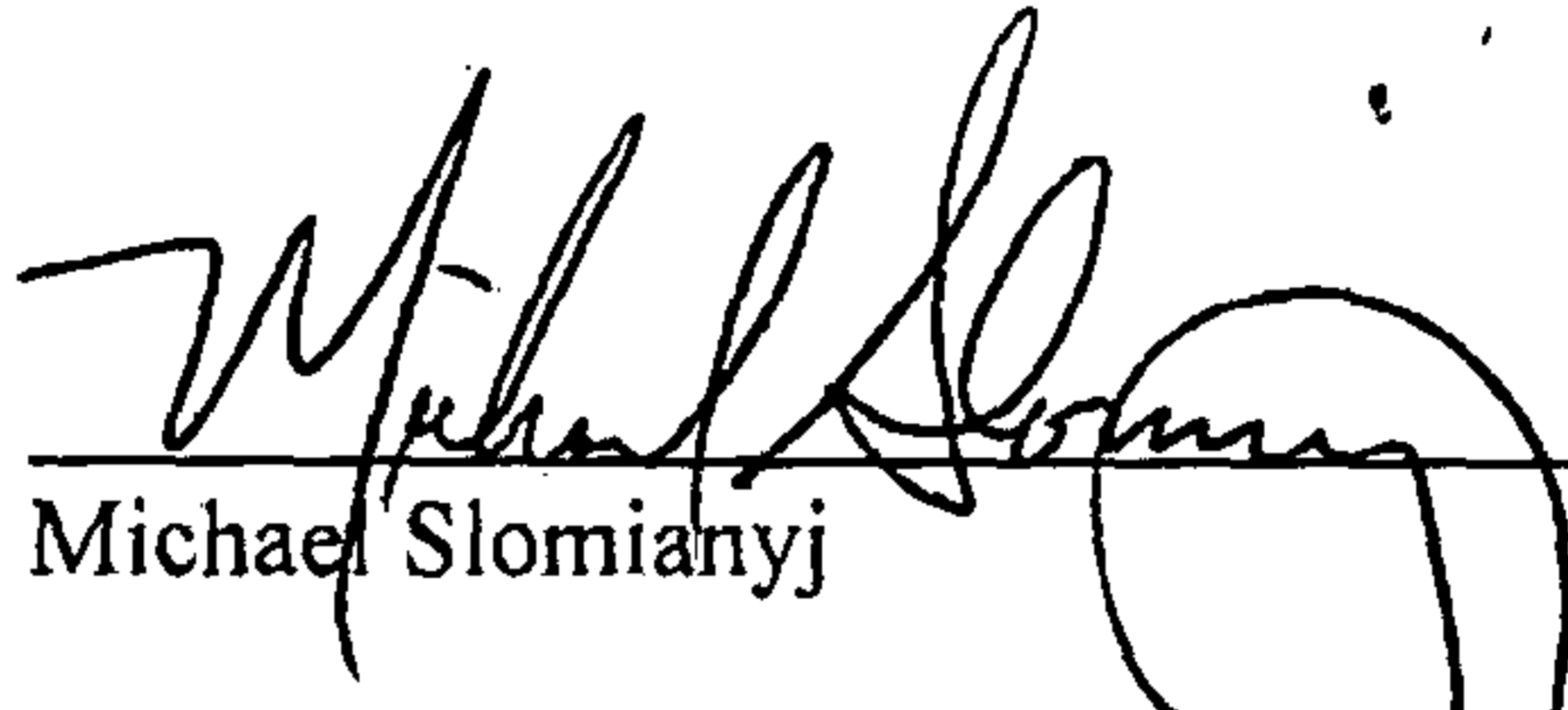
Submitted electronically by "First American Title NCS" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

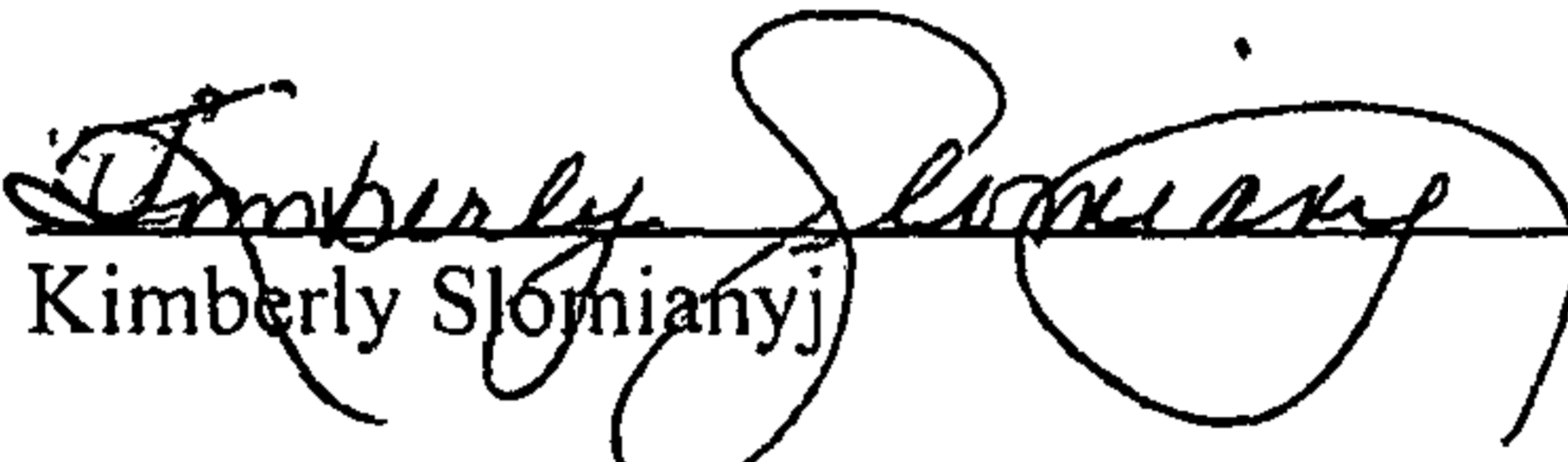
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- *Ad valorem property taxes for current and subsequent years;*
- *Restrictions, covenants, easements and rights-of-way of record;*
- *Such matters as would be disclosed by an accurate survey and physical inspection of the subject property(ies).*

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

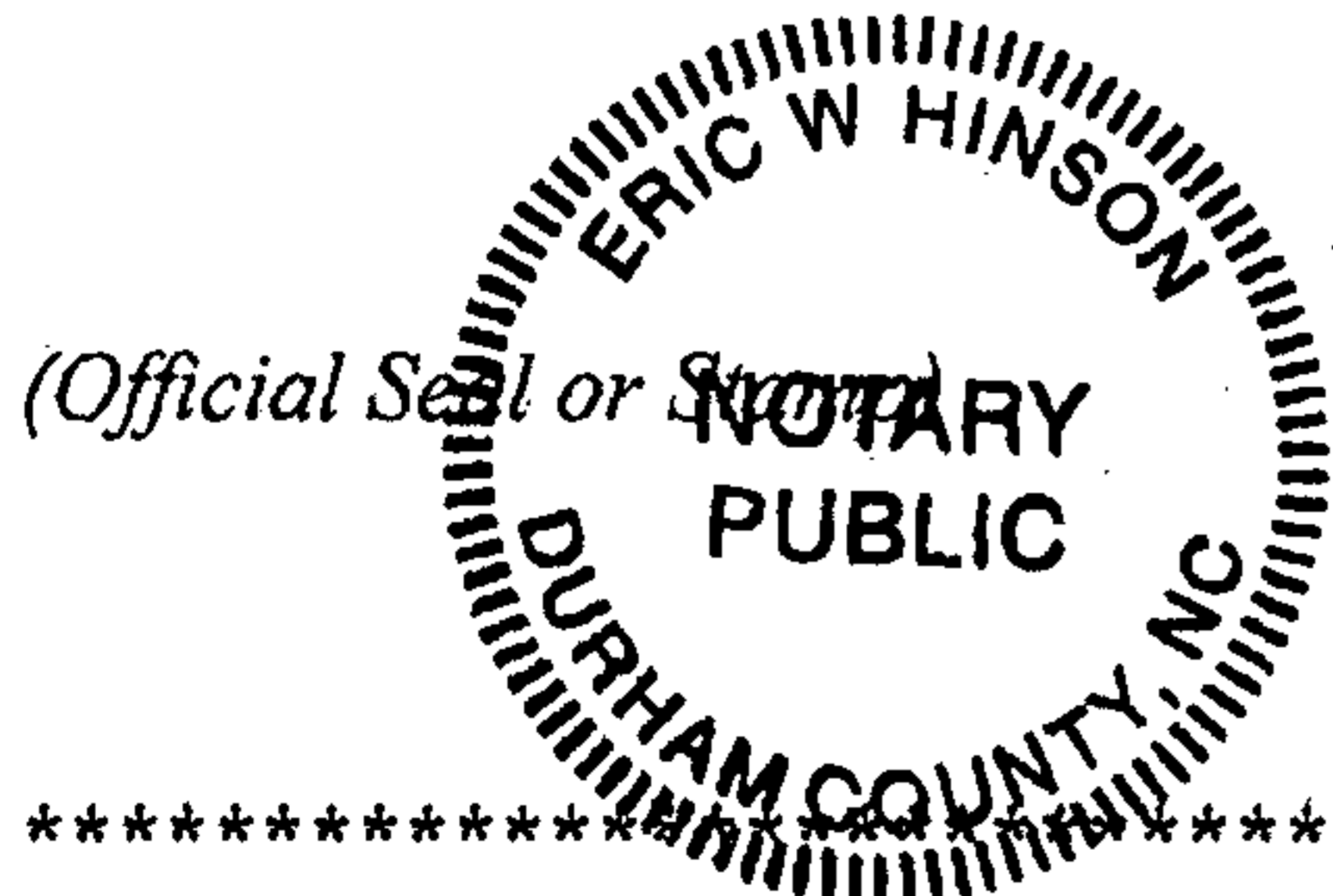

 _____ (Seal)
 Michael Slomiany

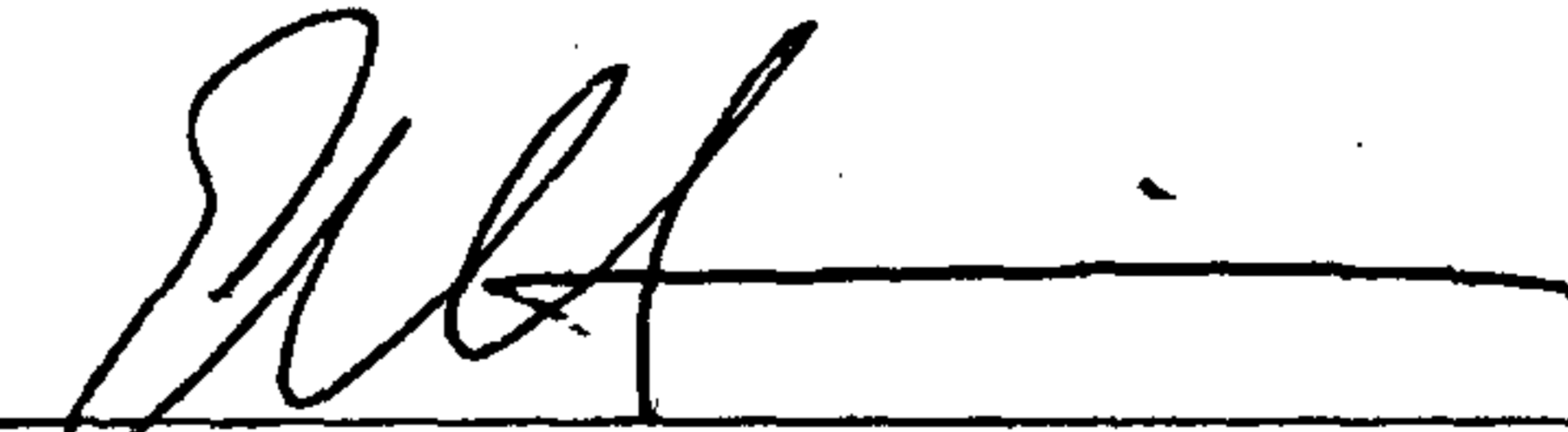

 _____ (Seal)
 Kimberly Slomiany

STATE OF NORTH CAROLINA, ORANGE COUNTY ss:

I, ERIC W. HINSON, a Notary Public of the State of North Carolina, County of DURHAM, do hereby certify that Michael Slomiany and wife, Kimberly Slomiany, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of MAY, 2016.





 Notary Public
 My Commission Expires: 11/24/2016



Exhibit "A"

TRACT 1: (220 W. Rosemary Street)

Lying and being on the East side of Church Street and on the North Side of West Rosemary Street in the Town of Chapel Hill, N.C., and BEGINNING at an iron stake in the north property line of said West Rosemary Street, being the southwest corner of the property now or formerly owned by Daniel D. Olsen and described in Book 248, Page 596, Orange County Registry, (being Lots 4 through 6 of Block A of the W.N. Pritchard Property); running thence along the north property line of West Rosemary Street South 67 degrees 00' 00" West 84.50 to a point at the intersection of West Rosemary Street and Church Street; running thence along and with the east property line Church Street North 23 degrees 07' 23" West 149.74 to a point, being the southwest corner of the property now or formerly owned by The 220 Group and described in Book 314, Page 632, Orange County Registry, (being Lots 13 and 14 of Block A of the W.N. Pritchard Property); running thence along and with the south property line of The 220 Group North 67 degrees 00' 00" East 61.30 feet to a point, being the southwest corner of the property now or formerly owned by Kimberly P. Stein and described in Book 2067, Page 170, Orange County Registry, (being Lots 15 and 16 of Block A of the W.N. Pritchard Property); continuing thence along and with Stein's south property line, North 67 degrees 00' 00" East 25.00 to a found iron, being Olsen's northwest corner; running thence along and with Olsen's north property line South 22 degrees 26' 10" East 149.75 feet to a found iron, the point and place of BEGINNING, being Lots 1 through 3 of Block A of the W.N. Pritchard Property, according to the unrecorded plat and survey by Charles R. Billings, PLS (Freehold Land Surveys, Inc.), dated May 31, 2005 and revised December 9, 2005 and entitled "Property of Michael Slomiany and Kimberly Slomiany", and being the same property conveyed to The 220 Group by that deed recorded in Book 260, Page 574, Orange County Registry.

PIN: 9788-27-5353

TRACT 2: (214 W. Rosemary Street)

Beginning at an iron pipe in the southernmost corner of the property and in the northwestern margin of the right-of-way of West Rosemary Street said point being the southeast corner of the property currently or formerly owned by The Two Twenty Group as recorded in Deed Book 260 at Page 574, Orange County Registry and identified as Lots 1-3, Block A of Plat Book 2, Page 78, Orange County Registry, and running thence N 22°26'10"W 149.75 feet to an iron pipe; thence running N 67°00'00"E 75.00 feet to a pointing the western line of Parcel 2 described below; thence running S 22°26'10"E 149.75 feet to an iron pipe in the northwestern margin of the right-of-way of West Rosemary Street; thence S 67°00'00"W 75.00 feet along the right-of-way of West Rosemary Street to the point of Beginning, containing approximately 11,231 square feet according to the survey dated July 25, 2005 entitled "Property of Daniel D. Olsen" prepared by Freehold Land Surveys, Inc. Said property is also shown as Lots 4, 5, & 6, Block A, W.N. Pritchard Property as recorded in Plat Book 2, Page 78, Orange County Registry.

PIN: 9788-27-6326



TRACT 3:**(212 W. Rosemary Street)**

Beginning at an iron pipe in the southernmost corner of the property and in the northwestern margin of the right-of-way of West Rosemary Street, said point being the southeastern corner of Parcel 1 described above, thence N 22°26'10"W 149.75 feet to a point; thence N 67°00'00"E 50.17' to an iron pipe in the western line of that Property now or formerly owned by Rosemary Street Limited Partnership as shown in Plat Book 55, Page 50, Orange County Registry; thence S 22°26'10"E 149.75 feet to a point in the northwestern margin of the right-of-way of West Rosemary Street; thence S 67°00'00"W 50.17 along the right-of-way of West Rosemary Street to the point of Beginning, containing approximately 7,513 square feet according to the survey dated July 25, 2005 entitled "Property of Daniel D. Olsen" prepared by Freehold Land Surveys, Inc. Said property is also shown as Lots 7 & 8, Block A, W.N. Pritchard Property as recorded in Plat Book 2, Page 78, Orange County Registry.

PIN: 9788-27-6387